

\$295,000.00

BK: 2024 PG: 1668
Recorded: 7/15/2024 at 9:46:42.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$471.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9187ESP)

Return To: Lea M. Gunnell and Rebekah L. Wells, 112th ct., Winterset, IA 50273

Taxpayer Information: Lea M. Gunnell and Rebekah L. Wells, 112th ct., Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Scenic Ridge Holdings, LLC, a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Lea M. Gunnell and Rebekah L. Wells, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Nineteen (19) of Scenic Ridge Subdivision, located in the Northeast Quarter (1/4) of Section Twelve (12) Township Seventy-seven (77), Range Twenty-eight (28) West of the 5th P.M., Madison County.

Subject to all covenants, restrictions and easements of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated;

and it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 7/10/2024

Scenic Ridge Holdings, LLC, an Iowa Limited Liability Company

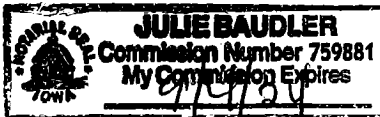
By: Marc McCarty, member

Marc McCarty
Printed Name

Member
Title

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on July 10 2024 by Marc McCarty as Member of Scenic Ridge Holdings, LLC, an Iowa Limited Liability Company



Julie Baudler
Notary Public in and for said State